

063.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,000,400 / 1,000,400

ASSESSED:

1,000,400 / 1,000,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6-8		JOHNSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TASHJIAN CRAIG/ TRUSTEE

Owner 2: TASHJIAN REALTY TRUST

Owner 3:

Street 1: 99 WASHINGTON ST

Street 2:

Twn/City: WELLESLEY

St/Prov: MA Cntry Own Occ: N

Postal: 02481 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2644 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6128		Sq. Ft.	Site		0	70.	0.99	12									422,689						422,700	

Total AC/HA: 0.14068

Total SF/SM: 6128

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 422,689

Spl Credit

Total: 422,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																			
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Good																																																																																																										
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																																																																																																										
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																										
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																																																																																																										
Frame: 1	- Wood			1/2 Bath:	Rating:																																																																																																										
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																																																																																																										
Sec Wall:				OthrFix:	Rating:																																																																																																										
Roof Struct: 1	- Gable			OTHER FEATURES																																																																																																											
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Good			1st Res Grid Desc: Line 1 # Units 2																																																																																																							
Color: BEIGE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																											
View / Desir:				Fpl:	Rating:			Other																																																																																																							
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																																																																							
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																																																																																																							
Year Blt: 1928	Eff Yr Blt:							Lvl 1																																																																																																							
Alt LUC:	Alt %:							Lower																																																																																																							
Jurisdct: G10	Fact: .							Totals	RMs: 10	BRs: 4	Baths: 2	HB																																																																																																			
Const Mod:								REMODELING				RES BREAKDOWN																																																																																																			
Lump Sum Adj:								Exterior:	No Unit	RMS	BRS	FL																																																																																																			
INTERIOR INFORMATION								Interior:	2	5	2																																																																																																				
Avg Ht/FL: STD								Additions:																																																																																																							
Prim Int Wal 2	- Plaster							Kitchen:																																																																																																							
Sec Int Wall:								Baths:																																																																																																							
Partition: T	- Typical							Plumbing:																																																																																																							
Prim Floors: 3	- Hardwood							Electric:																																																																																																							
Sec Floors: 4	- Carpet			Total: 18.6 %				Heating:																																																																																																							
Bsmnt Flr: 12	- Concrete							General:	Totals																																																																																																						
Subfloor:								2	10	4																																																																																																					
Bsmnt Gar:																																																																																																															
Electric: 3	- Typical																																																																																																														
Insulation: 2	- Typical																																																																																																														
Int vs Ext: S																																																																																																															
Heat Fuel: 1	- Oil																																																																																																														
Heat Type: 1	- Forced H/Air																																																																																																														
# Heat Sys: 2																																																																																																															
% Heated: 100	% AC:																																																																																																														
Solar HW: NO	Central Vac: NO																																																																																																														
% Com Wal	% Sprinkled																																																																																																														
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:																																																																																											
SPEC FEATURES/YARD ITEMS																PARCEL ID 063.0-0003-0003.0																																																																																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																														
3	Garage	D	Y	1	19X20	A	AV	1928	21.58	T	40	104			4,900		4,900																																																																																														
More: N	Total Yard Items:	4,900		Total Special Features:			Total:	4,900																																																																																																							
RESIDENTIAL GRID																SKETCH																																																																																															
																SUB AREA																																																																																															
																SUB AREA DETAIL																																																																																															
																<table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>BMT</td><td>Basement</td><td>1,322</td><td>55.700</td><td>73,631</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>FFL</td><td>First Floor</td><td>1,322</td><td>185.660</td><td>245,437</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>SFL</td><td>Second Floor</td><td>1,322</td><td>185.660</td><td>245,437</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>UAT</td><td>Upper Attic</td><td>299</td><td>74.260</td><td>22,204</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>OPF</td><td>Open Porch</td><td>236</td><td>23.140</td><td>5,461</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 4,501</td><td>Total: 592,170</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>2644</td><td>Gross Area</td><td>5398</td><td>FinArea</td><td>2644</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	1,322	55.700	73,631							FFL	First Floor	1,322	185.660	245,437							SFL	Second Floor	1,322	185.660	245,437							UAT	Upper Attic	299	74.260	22,204							OPF	Open Porch	236	23.140	5,461							Net Sketched Area: 4,501				Total: 592,170							Size Ad	2644	Gross Area	5398	FinArea	2644					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																					
BMT	Basement	1,322	55.700	73,631																																																																																																											
FFL	First Floor	1,322	185.660	245,437																																																																																																											
SFL	Second Floor	1,322	185.660	245,437																																																																																																											
UAT	Upper Attic	299	74.260	22,204																																																																																																											
OPF	Open Porch	236	23.140	5,461																																																																																																											
Net Sketched Area: 4,501				Total: 592,170																																																																																																											
Size Ad	2644	Gross Area	5398	FinArea	2644																																																																																																										
																IMAGE																																																																																															
																AssessPro Patriot Properties, Inc																																																																																															